

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**MINUTES**

**July 26, 2007 - 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First St, Sanford FL**

**I Call to Order**

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:35 p.m. in the Seminole County Services Building, Room 1028, 1101 East First St, Sanford FL.

A few moments of silence was held followed by the Pledge of Allegiance.

**II Pledge of Allegiance**

**III Roll Call**

Members Present: Tom Hagood, Chair  
Bill Fahey, Vice Chair  
Grace Chewning  
Larry Lawver  
Stewart Fritz  
Jay Ammon

Members Excused: Gerald Ames

Present & Sworn: Sadie Holmes, Respondent, 07-66-CEB  
Jesus E. Duran, Respondent, 07-71-CEB  
Sergio G. Berezovsky, 07-73-CEB  
Peggy Caverly, Respondent, 07-28-CEB  
Bertha Ross Bellamy, Respondent, 03-63-CEB  
Jerry Robertson, Code Enforcement Officer, SCSO  
Joann Davids-Tamulonis, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Deborah Leigh, Senior Code Enforcement Officer, SCSO

Others Present: Dan Mantzaris, Code Enforcement Board Attorney  
Connie R. DeVasto, Clerk to the Code Enforcement Board  
Jane Spencer, New Clerk to the Code Enforcement Board

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**IV      Swearing in of Witnesses**

**None**

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**V      Agenda Update & Approval**

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**LARRY LAWVER – YES**

**BILL FAHEY – YES**

**JAY AMMON – YES**

**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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The following cases will not be heard today:

Leonel E. Sanchez, Jr., 07-15-CEB  
Complied Prior To Hearing

Gregory A. Jennings & Tammie S. Rader, 07-23-CEB  
Continued By Staff

Alexander S. & Toni M. Nurell, 07-40-CEB  
Complied Prior To Hearing

Yosef & Chana Lipsker, 07-61-CEB  
Complied Prior To Hearing

Jeffrey Brockhaus, 07-63-CEB  
Complied Prior To Hearing

General Williams & Irene Davis, 07-64-CEB  
Complied Prior To Hearing

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Irene Davis, 07-65-CEB  
Complied Prior To Hearing

Milton Bouey, Hurtis Bouey, Inez Durham, Et Al, 07-68-CEB  
Complied Prior To Hearing

Park Avenue Inv., Inc. and  
Brad Gustafson, Registered Agent, 07-69-CEB  
Complied Prior To Hearing

Fertakis International Construction and  
Norma Fertakis, Registered Agent, 07-70-CEB  
Complied Prior To Hearing

Devaughn L. Higdon, 07-72-CEB  
Continued By Staff

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Case No. 07-66-CEB  
Sadie Holmes  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e) and (g) and SCLDC Chapter 30, Sections 30.182 and 30.183  
Described as: 1) Unusable or abandoned furniture  
2) The accumulation of trash and debris  
3) Outside storage on R-1 zoned property of items pertaining to non-profit organization  
Location: 1280 Amanda Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-501-0200-0120

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations and a Seminole County Planning and Development March 21, 2006 memo from Dan Matthys. Officer Hird stated that she had reinspected the property this morning and the property was presently in compliance.

Officer Hird stated that she would like the Board to order that Ms. Holmes did correct the recurring violations on or before July 23, 2007. Officer Hird asked the Board to further order the Respondent to cease from storing furniture, trash and debris and

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outside storage on the R-1 zoned property and if she does not comply, a fine of \$150.00 per day will be imposed for each day the violations continue or are repeated past July 26, 2007.

Sadie Holmes, Respondent, was present at the hearing and testified on her own behalf. Ms. Holmes stated that the majority of the photographs had been taken during the yard sale events. Ms. Holmes further stated that the items in the photographs represented items that had been dropped off for her non-profit organization which she gives away.

Mr. Jay Ammon asked Officer Hird what the Respondent was allowed to do.

Officer Hird replied that except for two yard sales a year, the Respondent is prohibited from outside storage of the items.

General discussion was had concerning the March 21, 2006 Seminole County Planning & Development memo from Dan Matthys which has been marked as Exhibit 2.

General discussion was had concerning solutions available to keep the outside storage issue in compliance.

Officer Hird stated that in addition to the outside storage issue, there was also the issue with the trash and debris that had been on the property.

The Respondent stated that in addition to the two yard sales a year that she was allowed, she also had two Street Ministries a month where items were displayed on the property and offered free of charge. The Respondent asked the Board how many of these events she would be allowed.

Tom Hagood requested that the Respondent and Officer Hird have a meeting to work that out.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, THAT THE CASE BE TABLED UNTIL THE JANUARY 24, 2008 MEETING.**

<b>TOM HAGOOD – YES</b>	<b>BILL FAHEY – NO</b>
<b>GRACE CHEWNING – YES</b>	<b>JAY AMMON – YES</b>
<b>LARRY LAWVER – YES</b>	<b>STEWART FRITZ - YES</b>

**MOTION CARRIED 5 – 1.**

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Case No. 07-71-CEB  
Jesus E. Duran  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (j) and SCLDC Chapter 30, Part 11, Section 30.182  
Described as: 1) Used/scrap building materials  
2) Utilizing the property zoned R-1 as more than one single family dwelling is not a permitted use of the property  
Location: 640 Caliente Way, Altamonte Springs (Commission District 3)  
Parcel I. D. # 21-21-29-501-0000-1330

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations.

Officer Tamulonis stated that upon reinspection on July 20, 2007, the violations still remained.

Officer Tamulonis stated that the recommendation would be to comply by August 26, 2007 with a fine of \$250.00 per day if the violations continue or are repeated past August 26, 2007.

The Board inquired as to building permits. Officer Tamulonis responded that building permits were a separate issue.

General discussion was had concerning the configuration of the structures on this property.

Jesus E. Duran, Respondent, was present at the hearing and testified on his own behalf. Mr. Duran stated that he was, in fact, renting out rooms while living in the garage. He stated that he did not realize that this was not allowed. He further stated that while it will be hard to pay his mortgage if he is not allowed to rent out rooms, he will stop renting the rooms if necessary.

Motion by Bill Fahey, seconded by Larry Lawver, to accept Staff's recommendation with the modification of reducing the daily fine to \$100.00.

After discussion, Mr. Fahey agreed to amend his motion to change the compliance date to September 27, 2007. Mr. Lawver agreed to the amendment.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY LARRY LAWVER, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-71-CEB, it is determined that the Respondent is

- (a) the owner of record of the property (Tax Parcel ID # 21-21-29-501-0000-1330) located at 640 Caliente Way, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 133 OAKLAND HILLS PB 13 PG 63 & 64

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (j) and SCLDC Chapter 30, Part 11, Section 30.182.

It is hereby ordered that the Respondent shall correct the violations on or before September 27, 2007. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE USED/SCRAP BUILDING MATERIALS**
- 2) RETURN PROPERTY TO A SINGLE FAMILY DWELLING**

If the Respondent does not comply with the Order, a fine of **\$100.00 per day** will be imposed for each day the violations continue or are repeated after compliance past September 27, 2007.

**The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

<b>TOM HAGOOD – YES</b>	<b>BILL FAHEY – YES</b>
<b>GRACE CHEWNING – YES</b>	<b>JAY AMMON – YES</b>
<b>LARRY LAWVER – YES</b>	<b>STEWART FRITZ - YES</b>

**MOTION CARRIED 6 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No. 07-73-CEB  
Sergio G. and Maria E. Berezovsky  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l)  
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 1175 Academy Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 17-21-29-505-0500-0030

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis stated that this was a recurring violation from another property that the Respondents owned.

Officer Tamulonis stated that upon reinspection on July 19, 2007, the violation still remained. Officer Tamulonis further stated that while speaking with Mr. Berezovsky yesterday, he informed her that he had removed the vehicle.

Officer Tamulonis stated that the recommendation would be to comply by August 13, 2007 with a fine of \$200.00 per day if the violation continues or is repeated past August 13, 2007.

Sergio Berezovsky, Respondent, was present at the hearing and testified on his own behalf. Mr. Berezovsky stated that he did not realize that a vehicle with a flat tire would be considered a junked vehicle. He stated that he has filled the tires with air and removed the vehicle.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY STEWART FRITZ, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-73-CEB, it is determined that the Respondents are:

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- (a) the owners of record of the property (Tax Parcel ID # 17-21-29-505-0500-0030) located at 1175 Academy Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 3 + LAND ON E TO LAKE BLK 5  
PEARL LAKE HEIGHTS PB 8 PG 31

- (b) in possession or control of the property, and  
(c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l).

It is hereby ordered that the Respondents shall correct the **recurring** violation on or before August 13, 2007. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REPAIR OR REMOVE THE JUNKED OR ABANDONED VEHICLE(S) OR PLACE VEHICLE(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT**

If the Respondents do not comply with the Order, a fine of **\$200.00 per day** will be imposed for each day the violation continues or is repeated after compliance past August 13, 2007.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-28-CEB  
Richard H. and Peggy J. Caverly  
Code Enforcement Officer: Joann D. Tamulonis

**Case continued from June meeting after being tabled by the CEB**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g) and (h)

Described as:       1) Unusable or abandoned furniture.  
                          2) The accumulation of trash and debris.  
                          3) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.

Location:            219 Nob Hill Circle, Longwood (Commission District 3)  
                          Tax Parcel ID # 04-21-29-514-0B00-0070

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Tamulonis stated that while Violation 3, the uncultivated vegetation, has been rectified, the other two violations still remain.

Officer Tamulonis informed the Board that the Respondent was trying to come into compliance.

Officer Tamulonis stated that the recommendation would be to comply by October 31, 2007 with a fine of \$250.00 per day if the violations continue or are repeated past October 31, 2007.

Peggy Caverly, Respondent, was present at the hearing and testified on her own behalf and discussed the progress she had made.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-28-CEB, it is determined that the Respondents are:

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- (a) the owners of record of the property (Tax Parcel ID # 04-21-29-514-0B00-0070) located at 219 Nob Hill Circle, Longwood, located in Seminole County and legally described as follows:

LEG LOT 7 & NWLY 12 FT OF LOT 8 BLK B MEREDITH MANOR NOB  
HILL SEC PB 9 PG 55

- (b) in possession or control of the property, and  
(c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g) and (h).

It is hereby ordered that the Respondents are in compliance of Violation (h) at this time. In order to remain in compliance, the Respondents shall:

- 1) CEASE AND DESIST FROM HAVING UNCULTIVATED  
VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED  
WITHIN 75' FROM ANY STRUCTURE**

It is hereby ordered that the Respondents shall correct the Violations (e) and (g) on or before October 31, 2007. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE THE UNUSABLE OR ABANDONED FURNITURE  
2) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**

If the Respondents do not comply with the Order, a fine of **\$250.00 per day** will be imposed for each day the violations continue or are repeated after compliance past October 31, 2007.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

Case No 03-63-CEB (1st and 2nd repeat violations)  
Ruby Blake, Freddie Morris, MD, & Bertha Ross  
Code Enforcement Officer: Dorothy Hird

**Case continued from June meeting after being tabled by the CEB**

**This case was originally heard by the Board on August 28, 2003 and an Order was entered. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 2, 2003. This case was brought before the Board for a lien request on December 4, 2003 and an Order Rescinding Fine of \$3,250.00 was entered by the Board at that time.**

**A first Affidavit of Repeat Violation was filed after reinspection on August 30, 2004. An Affidavit of Compliance After Repeat Violation was filed after reinspection on October 21, 2005.**

**A second Affidavit of Repeat Violation was filed after reinspection on May 14, 2007. The second Affidavit of Repeat Violation was heard on June 28, 2007 and an Order was entered.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION #1 (pertaining to First Repeat):** The Board issue an Order constituting a **lien** against this property in the amount of **\$38,700.00** which represents 417 days of non-compliance (60 days from August 30, 2004 through and including October 28, 2004 at \$50.00 per day and 357 days from October 29, 2004 through and including October 20, 2005 at \$100.00 per day). The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (l)  
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 127 Leon Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-507-0000-0650

**RECOMMENDATION #2 (pertaining to Second Repeat):** The Board issue an Order constituting a **lien** on a **second** repeat violation in the amount of **\$8,800.00** for 74 days of non-compliance (46 days from May 14, 2007 through and including June 28, 2007 at **\$100.00 per day** and 28 days from June 29, 2007 through and including July 26, 2007 at **\$150.00 per day**); and the fine shall continue to accrue at **\$150.00 per day** for each day the violations continue or are repeated past July 26, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

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Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l).  
Described as: 1) Accumulation of trash and debris  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 137 Leon Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-507-0000-0740

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Hird stated that upon reinspection on July 26, 2007, the Respondents were near compliance.

Officer Hird stated that the recommendation would be to continue this case until the August 23, 2007 meeting.

Bertha Ross Bellamy, Respondent, was present at the hearing and testified on her own behalf.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, THAT THE CASE BE TABLED TO THE AUGUST 23, 2007 MEETING.**

<b>TOM HAGOOD – YES</b>	<b>BILL FAHEY – NO</b>
<b>GRACE CHEWNING – YES</b>	<b>JAY AMMON – YES</b>
<b>LARRY LAWVER – YES</b>	<b>STEWART FRITZ - YES</b>

**MOTION CARRIED 5 – 1.**

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Case No 05-92-CEB  
Stuart E. Nichols  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The original violation was heard by the Board on December 1, 2005; and an Order was entered giving the Respondent a compliance date of December 16, 2005. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 15, 2005.**

**An Affidavit of Repeat Violation was filed after reinspection on May 1, 2007. An Affidavit of Compliance After Repeat Violation was filed after reinspection on May 8, 2007.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$850.00** for 17 days of non-compliance, from May 1, 2007 through and including May 17, 2007, at **\$50.00 per day**. Further, the fine shall be increased to **\$100.00 per day** for each day the violation is repeated after July 26, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure

Location: 370 Sultana Lane, Maitland (Commission District 4)  
Tax Parcel ID # 23-21-29-503-0B00-0220

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that upon reinspection on July 18, 2007, the Respondent was in compliance.

Officer Hird stated that the recommendation would be to impose a fine in the amount of \$850.00 for 17 days of non-compliance and increase the daily fine from \$50.00 per day to \$100.00 per day if this violation is repeated past today's date.

Stuart E. Nichols, Respondent, was not present.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY STEWART FRITZ, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
**ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel # 23-21-29-503-0B00-0220) located at 370 Sultana Lane, Maitland, located in Seminole County and legally described as follows:

LEG LOT 22 BLK B DRUID HILLS PARK PB 10 PG 21

This case came on for public hearing before the Code Enforcement Board of Seminole County on the December 1, 2005 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$50.00 per day would be imposed if the Respondent did not take certain corrective action by December 16, 2005. Compliance was obtained after reinspection on December 15, 2005.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on May 1, 2007.

An Affidavit of Compliance After Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on May 18, 2007.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated December 1, 2005.

Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of \$ **850.00** for 17 days of non-compliance be imposed.

It is further ordered that if the violation continues past July 26, 2007, the fine shall be increased to **\$100.00 per day** for each day the violation continues past or is repeated after July 26, 2007.

This Order shall be recorded in the public records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – NOT AVAILABLE \*  
JAY AMMON – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 – 0.**

**\* Mr. Fahey was not present during this vote.**

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Case No 06-32-CEB  
Timothy C. Lanier  
Code Enforcement Officer: Donna Wisniewski

**This is a repeat violation. The original violation was heard by the Board on April 27, 2006; and an Order was entered giving the Respondent a compliance date of May 12, 2006. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on May 16, 2006.**

**An Affidavit of Repeat Violation was filed after reinspection on April 16, 2007.**

**This property is NOT in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$5,900.00** for 59 days of non-compliance, from May 29, 2007 through and including July 26, 2007, at **\$100.00 per day**; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past July 26, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g)  
Described as: 1) The accumulation of trash and debris  
Location: 1209 Thunder Trail, Maitland (Commission District 1)  
Tax Parcel ID # 20-21-30-527-0000-0030

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation.

Officer Wisniewski stated although the Respondent believed he was in compliance, upon reinspection on July 26, 2007, the violation still remained.

Officer Wisniewski stated that the recommendation would be to impose a fine in the amount of \$5,900.00 for 59 days of non-compliance with the fine continuing to accrue at \$100.00 per day for each day the violation continues or is repeated past today's date.

Timothy C. Lanier, Respondent, was not present.

Tom Hagood asked Officer Wisniewski to explain the gap of time from when the Affidavit of Repeat Violation was issued to when the fine started. Officer Wisniewski informed the Board that she had tried to give the Respondent an opportunity to correct the violation which he failed to do.

After discussion of this case by the Board:

**MOTION BY STEWART FRITZ, SECONDED BY JAY AMMON, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION NOT IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel ID # 20-21-30-527-0000-0030) located at 1209 Thunder Trail, Maitland, located in Seminole County and legally described as follows:

LEG LOT 3 DOMMERICH WOODS  
UNIT 1 PB 21 PG 37

This case came on for public hearing before the Code Enforcement Board of Seminole County on the April 27, 2006 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by May 12, 2006. Compliance was obtained after reinspection on May 15, 2006.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on April 16, 2007.

Based on the testimony and evidence presented, the Respondent is in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated April 27, 2006.

Therefore, the Board finds that the Respondent is in repeat violation and orders that a fine in the amount of **\$5,900.00**, for 59 days of non-compliance, from May 29, 2007 through and including July 26, 2007, at \$100.00 per day be imposed; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past July 26, 2007.

**Respondent is further ordered to contact the Seminole County Code Enforcement Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Enforcement Officer inspects the property and verifies compliance with this Order.**

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This Order shall be recorded in the public records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-67-CEB  
Rodney J. Robinson and Cindy Reed  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (l)  
Described as: 1) Uncultivated vegetation in excess of 24” in height and located within 75’ from any structure  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 310 Continental Court, Altamonte Springs (Commission District 4)  
Parcel I. D. # 07-21-30-516-0000-0240

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations.

Officer Hird stated that upon reinspection on July 26, 2007, the vehicle has been removed but the weeds remain. Officer Hird stated that the violation of junked vehicles has been a recurring violation on this property.

Officer Hird stated that the recommendation would be for the Board to order that although the Respondents were in compliance for Number 2, junked vehicles, to order that these were recurring violations and that the weeds should be removed by August 10, 2007 with a fine of \$75.00 per day if the violations continue or are repeated past August 10, 2007.

Rodney J. Robinson and Cindy Reed, the Respondents, were not present.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY STEWART FRITZ, THAT  
THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-67-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 07-21-30-516-0000-0240) located at 310 Continental Court, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 24 MAGNOLIA HILL PB 15 PG 12

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (l).

It is hereby ordered that the Respondents are in compliance of recurring Violation (l) at this time. In order to remain in compliance, the Respondents shall:

- 1) CEASE HAVING ANY JUNKED OR ABANDONED VEHICLE(S)  
NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN ATTACHED  
CARPORT**

It is hereby ordered that the Respondents shall correct the recurring Violation (h) on or before August 10, 2007. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24”  
IN HEIGHT AND LOCATED WITHIN 75’ FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of **\$75.00 per day** will be imposed for each day the violation continues or is repeated after compliance past August 10, 2007.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

**TOM HAGOOD – YES**                      **BILL FAHEY – YES**  
**GRACE CHEWNING – YES**           **JAY AMMON – YES**  
**LARRY LAWVER – YES**               **STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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**AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:**

Case No. 07-26-CEB  
Richard and Laura Saxman  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on April 26, 2007; and an Order was entered giving the Respondents a compliance date of May 12, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on May 15, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 11, 2007. This case was continued from the July meeting.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$7,250.00** for 29 days of non-compliance, from May 13, 2007 through and including June 10, 2007, at \$250.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (p).

Described as: 1) Objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county.

Location: 170 Archers Point, Longwood (Commission District 5)  
Tax Parcel ID # 23-20-29-504-0000-0160

**ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owner of record of the property (Tax Parcel # 23-20-29-504-0000-0160) located at 170 Archers Point, Longwood, located in Seminole County and legally described as follows:

LEG LOT 16 MARKHAM PLACE PB 22 PGS 30 & 31

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 26, 2007, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (p).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by May 12, 2007.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on May 15, 2007.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on June 11, 2007.

Accordingly, it having been brought to the Board's attention that the Respondent has complied with the Findings of Fact, Conclusions of Law and Order dated April 26, 2007.

Therefore, the Board orders that a **lien** in the amount of **\$7,250.00** for 29 days of non-compliance at \$250.00 per day, from May 13, 2007 through and including June 10, 2007, be imposed against the property.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
July 26, 2007

Case No 07-27-CEB  
Woodrow Balliet  
Code Enforcement Officer: Joann Tamulonis

**This case was originally heard by the Board on March 22, 2007; and an Order was entered giving the Respondent a compliance date of April 12, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on April 16, 2007.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$26,250.00** for 105 days of non-compliance, from April 13, 2007 through and including July 26, 2007, at \$250.00 per day. The Clerk shall record said Order in the Public Records of Seminole County; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past July 26, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (g), (h), (i), (j) and (l)

Described as:

- 1) The accumulation of trash and debris
- 2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
- 3) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished
- 4) Used/scrap building materials
- 5) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport

Location: 106 Champion Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-505-0X00-0350

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel # 03-21-29-505-0X00-0350) located at 106 Champion Ave., Altamonte Springs, located in Seminole County and legally described as follows:

LEG BEG 849.89 FT E + 145.52 FT S OF NW COR BLK X  
RUN S 15 DEG 19 ½ MIN W 90 FT S 72 DEG 24 MIN W 152 FT N  
8 DEG 1 MIN E 168.38 FT S 76 DEG 49 ½ MIN E 147.03 FT TO  
BEG MOBILE MANOR 2ND SEC PB 11 PG 48

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 22, 2007, after due notice to the Respondent. The Board,

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
July 26, 2007

having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (i), (j) and (l).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by April 12, 2007.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on April 13, 2007.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated March 22, 2007, the Board orders that a **lien** in the amount of **\$26,250.00** for 105 days of non-compliance at \$250.00 per day, from April 13, 2007 through and including July 26, 2007, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past June 28, 2007.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

Case No. 07-48-CEB  
John Deller  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of May 31, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on May 14, 2007.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$5,600.00**, for 56 days of non-compliance from June 1, 2007, through and including July 26, 2007, at \$100.00 per day. The Clerk shall record said Order in the Public Records of Seminole County; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past July 26, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
July 26, 2007

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 365 Hibiscus Drive, Sanford (Commission District 5)  
Tax Parcel ID # 12-20-30-503-0100-001A

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel # 12-20-30-503-0100-001A) located at 365 Hibiscus Drive, Sanford, located in Seminole County and legally described as follows:

LEG W 70 FT OF LOTS 1 + 2 BLK 1  
FLORA HEIGHTS PB 3 PG 19

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 17, 2007, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by May 31, 2007.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on June 1, 2007.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated May 17, 2007, the Board orders that a **lien** in the amount of **\$5,600.00** for 56 days of non-compliance at \$100.00 per day, from June 1, 2007 through and including July 26, 2007, be imposed; and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past July 26, 2007.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
July 26, 2007

Case No. 07-51-CEB  
Corey S. Johns  
Code Enforcement Officer: Jerry Robertson

**This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of May 30, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 25, 2007.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$3,750.00**, for 25 days of non-compliance from May 31, 2007, through and including June 24, 2007, at \$150.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l)  
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 710 Tropical Avenue, Chuluota (Commission District 1)  
Tax Parcel ID # 21-21-32-5CF-5800-0030

**ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel # 21-21-32-5CF-5800-0030) located at 710 Tropical Avenue, Oviedo, located in Seminole County and legally described as follows:

LOT 3 BLK 58 NORTH CHULUOTA PB 2 PGS 54 TO 58

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 17, 2007, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by May 30, 2007.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
July 26, 2007

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on May 30, 2007.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on June 25, 2007.

Accordingly, it having been brought to the Board's attention that the Respondent has complied with the Findings of Fact, Conclusions of Law and Order dated May 17, 2007.

Therefore, the Board orders that a **lien** in the amount of **\$3,750.00** for 25 days of non-compliance at \$150.00 per day, from May 31, 2007 through and including June 24, 2007, be imposed against the property.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 26th day of July 2007, in Seminole County, Florida.

<b>TOM HAGOOD – YES</b>	<b>BILL FAHEY – YES</b>
<b>GRACE CHEWNING – YES</b>	<b>JAY AMMON – YES</b>
<b>LARRY LAWVER – YES</b>	<b>STEWART FRITZ - YES</b>

**MOTION CARRIED 6 – 0.**

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**VII Approval of the minutes from the meeting of June 28, 2007.**

**MOTION BY GRACE JAY AMMON, SECONDED BY GRACE CHEWNING, TO APPROVE THE MINUTES FROM THE MEETING OF JUNE 28, 2007.**

<b>TOM HAGOOD – YES</b>	<b>BILL FAHEY – YES</b>
<b>GRACE CHEWNING – YES</b>	<b>JAY AMMON – YES</b>
<b>LARRY LAWVER – YES</b>	<b>STEWART FRITZ - YES</b>

**MOTION CARRIED 6 – 0.**

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**VIII Confirmation date of next meeting: August 23, 2007**

**IX Old Business –**

None

**X New Business –**

None

**XI Adjourn – There being no further discussion, this meeting was adjourned at 2:56 P.M.**

**Respectfully submitted:**

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**Jane Spencer**  
**Clerk to the Code Enforcement Board**

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**Tom Hagood**  
**Chair**

7-26-07 minutes